

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
August 28, 2014

Case #2409: Application of Lev and Lyubov Elgudin of 400 East Beech Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(7) Fence Height Limitations for a six foot (6') high fence in the front yard and an eight foot (8') high fence in the side yard at 400 East Beech Street, Long Beach, NY also known as Section 59, Block 158, Lot 1 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #2410: Application of Sanita Dasrat of 15 East Market Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking for off-street parking in the front yard at 15 East Market Street, Long Beach, NY also known as Section 59, Block 94, Lot 59 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #2414: Application of Jeffrey R. Modiano of 519 West Chester Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(c) Front Yard for a new front yard open porch with roof at 519 West Chester Street, Long Beach, NY also known as Section 59, Block 22, Lot 67 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2415: Application of Jennifer Yannacone of 98 Michigan Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard to extend the front yard deck at 98 Michigan Street, Long Beach, NY also known as Section 58, Block 99, Lot 5 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2417: Application of Patricia Grimley of 118 Mitchell Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(c) Front Yard to expand the existing 2nd floor deck at 118 Mitchell Avenue, Long Beach, NY also known as Section 59, Block 199, Lot 15 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2418: Application of Ingrid Byard of 94 Connecticut Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard to enlarge the 1st and 2nd floor decks at 94 Connecticut Avenue, Long Beach, NY also known as Section 58, Block 92, Lot 6 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2419: Application of Kevin and Kristie Reilly of 63 Barnes Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height; 9-105.8(D) Side Yard to elevate the existing house at 63 Barnes Street, Long Beach, NY also known as Section 59, Block 203, Lot 39-40 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2420: Application of Karen Tangney of 45 Arizona Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height; 9-105.5(C) Front Yard; 9-105.5(D) Side Yard; 9-105.5(E) Rear Yard; 9-105.5(F) Building Area for a second story addition at 45 Arizona Avenue, Long Beach, NY also known as Section 59, Block 261, Lot 21 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2421: Application of Patrick DiGiovanni of 97 Virginia Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard; 9-105.5 (d) Side Yard for a new single family dwelling at 97 Virginia Avenue, Long Beach, NY also known as Section 59, Block 233, Lot 31 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2423: Application of Steven Weiss of 61 Vinton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height for a elevate the existing structure with new foundation at 61 Vinton Street, Long Beach, NY also known as Section 59, Block 207, Lot 42 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2424: Application of Arcadia Management of 770 West Beech Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.16(A) Use; 9-105.16(B) Front Yard; 9-105.16(D) Side Yard; 9-105.16(E) Height; 9-105.16(G) Minimum Lot Size for a new single family dwelling at 54 Arizona Avenue, Long Beach, NY also known as Section 59, Block 262, Lot 1 on the Nassau County Land and Tax Map.

**DECISION: OPEN FOR VOTING**

Case #2425: Application of Rosalie A. Isola of 88 Ohio Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(M) Subdivision for a subdivision at 88 Ohio Avenue, Long Beach, NY also known as Section 58, Block 113, Lot 8 and 9 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #2427: Application of Clifford Steinberg of 475 West Chester Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1 (7) General Provisions for a six foot high fence in the front yard at 475 West Chester Street, Long Beach, NY also known as Section 59, Block 33, Lot 6 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2428: Application of Derek & Jennifer Strauss of 27 Armour Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(D) Side Yard for a new side yard deck at 27 Armour Street, Long Beach, NY also known as Section 59, Block 214, Lot 38 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2429: Application of Patrick Duignan of 100 Michigan Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard for a new front yard deck at 100 Michigan Street, Long Beach, NY also known as Section 58, Block 99, Lot 4 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2430: Application of Katherine Schmidt & John McGuinness of 55 Murray Avenue, Goshen, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard to replace the front porch at 43 Louisiana Street, Long Beach, NY also known as Section 58, Block 108, Lot 22 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2431: Application of Edward Oliva of 269 New York Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard for a new front yard deck at 269 New York Avenue, Long Beach, NY also known as Section 59, Block 243, Lot 39 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2432: Application of Anthony Buono of 85 Collins Avenue, Sayville, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(C) Front Yard; 9-105.8(D) Side Yard for a new side yard deck and front porch at 81 Dalton Street, Long Beach, NY also known as Section 59, Block 181, Lots 27 & 28 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2433: Application of Steven Plotnick & Angela Scibelli of 60 Pennsylvania Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard for a new front deck at 60 Pennsylvania Avenue, Long Beach, NY also known as Section 59, Block 242, Lot 24 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2434: Application of Christina Kellen of 237 East Penn Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105(A) Use; 9-106.2 Mixed Use Prohibited; 9-112.1 Off Street Parking to use an accessory structure for massage therapy and acupuncture at 237 East Penn Street, Long Beach, NY also known as Section 59, Block 128, Lot 157 on the Nassau County Land and Tax Map.

**DECISION: OPEN FOR VOTING**

Case #2435: Application of James Coyle of 469 East Walnut Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(J) Subdivision; 9-105.2(D) Side Yards for a sub-division at 469 East Walnut Street, Long Beach, NY also known as Section 59, Block 155, Lot 62 on the Nassau County Land and Tax Map.

**DECISION: OPEN FOR VOTING**

Case #2436: Application of James & Erin Joyce of 85 Armour Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height; 9-105.8(C) Front Yard to raise the house & a 2nd story addition at 85 Armour Street, Long Beach, NY also known as Section 59, Block 179, Lot 47 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2437: Application of Kamran Pourgal of 3 Guys Lane, Old Westbury, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3 (j) Sub-Division; 9-105.3 (k) Expanding Use for a sub-division into two building lots and the construction of 1 two (2) family dwelling and 1 one (1) family dwelling at 535 West Market Street, Long Beach, NY also known as Section 59, Block 21, Lots 60-62 on the Nassau County Land and Tax Map.

**DECISION: OPEN FOR VOTING**

Case #2438: Application of Kevrich Bros. Corp. of 611 East Park Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(B) Height; 9-105.2(C) Front Yard; 9-105.2(K) Expanding Use for a new 2 family dwelling at 718 Monroe Boulevard, Long Beach, NY also known as Section 59, Block 133, Lot 1 on the Nassau County Land and Tax Map.

**DECISION: OPEN FOR VOTING**

Case #2439: Application of Anthony Rector of 115 Connecticut Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.9(B) Height; 9-105.9 (C) Front Yard to raise the existing house at 115 Connecticut Avenue, Long Beach, NY also known as Section 58, Block 133, Lot 389 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2440: Application of Steven & Marisa Torreblanca of 75 Dalton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height for a new FEMA compliant house at 75 Dalton Street, Long Beach, NY also known as Section 59, Block 181, Lot 55 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2441: Application of Sean Moran of 572 Franklin Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height for a new FEMA compliant house at 14 Clark Street, Long Beach, NY also known as Section 59, Block 227, Lot 119 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2442: Application of 631 E. Park Ave. LLC of 63-10 Wetherole Street, Rego Park, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112 (18)(b) Off Street Parking to divide an existing retail store into two retail stores at 631 East Park Avenue, Long Beach, NY also known as Section 59, Block 229, Lots 16-20 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2443: Application of 36 West Park Corp. of 38 West Park Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(4) General Provisions for a full bar with seats at 38 West Park Avenue, Long Beach, NY also known as Section 59, Block 84, Lot 18 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: August 29, 2014  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman